



14a Station Road, Long Sutton SPALDING PE12 9BP

welcome to

14a Station Road, Long Sutton SPALDING

INDIVIDUALLY BUILT FOUR BEDROOM HOUSE SITUATED IN WALKING DISTANCE OF TOWN. Having flexible accommodation ideal for a growing family. Ground floor wet room & en-suite and family bathroom. Book your viewing today.



Entrance Hall Lounge

11' 11" x 20' 6" (3.63m x 6.25m)

having log burner set on a stone hearth, french doors leading to the rear.

Snug/Dining Room

11' 9" x 8' 8" (3.58m x 2.64m)

Kitchen/Diner

11' 3" x 23' 11" (3.43m x 7.29m)

having range of units at wall and base level, wooden worksurface with inset one and half bowl ceramic sink and drainer. Freestanding 'Lacanche Fourneaux de France' cooker with 2 ovens, oven/grill and 5 burner gas hob. Space for American style fridge-freezer and integrated dishwasher. French doors to rear and tiled flooring.

Utility Room

9' 5" x 6' 2" (2.87m x 1.88m)

having range of units at wall and base level, worksurface with inset stainless steel sink. Space for washing machine, wall mounted boiler and door to rear.

Study

5' 9" x 3' 1" (1.75m x 0.94m)

Downstairs Wet Room

having electric shower, WC and wash hand basin. Resin wet room flooring and partly tiled walls.

Landing

having airing cupboard with hot water tank. Loft access.

Bedroom 1

11' 9" x 11' 10" (3.58m x 3.61m)

having reduced head height. Having fitted wardrobes.

Dressing Room

9' 6" x 8' 6" (2.90m x 2.59m)

having fitted wardrobes and loft hatch.

En-Suite

having shower cubicle, low level WC and double wash hand basin set into vanity unit. Heated towel rail.

Bedroom 2

12' x 9' 10" (3.66m x 3.00m)

having reduced head height. Storage cupboard.

Bedroom 3

12' x 8' 5" (3.66m x 2.57m)

having built-in cupboard.

Bedroom 4

11' 11" x 9' (3.63m x 2.74m)

having reduced head height.

Bathroom

reduced head height. having free standing bath, shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

Garage

having boarded loft space.

Outside

the property sits on a wrap around garden with hedging to front and one side of the property. Gates lead to a block paved driveway offering off road parking. The low maintenance rear garden is enclosed by picket fencing with a patio area, raised planters and a summer house.



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welcome to

14a Station Road, Long Sutton SPALDING

- INDIVIDUALLY BUILT FOUR BEDROOM HOUSE
- DOWNSTAIRS UNDERFLOOR HEATING
- DOWNSTAIRS WET ROOM & EN-SUITE & FAMILY BATHROOM
- WALKING DISTANCE OF TOWN
- WRAP AROUND GARDEN & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107300 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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